

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- Housing starts in the Vancouver CMA trended lower in April 2014 at 18,682 units compared to 18,729 units in March 2014;
- Single-detached housing starts in the Vancouver CMA trended higher for the ninth consecutive month in April 2014; and
- Housing starts in the Abbotsford-Mission CMA tracked higher in April at 629 units compared to 463 units in March 2014.

Figure 1



* Seasonally adjusted annual rate.

Source: CMHC.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,682 units in April 2014 compared to 18,729 in March 2014 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Actual year-to-date housing starts totalled to 5,847 in April 2014, a 6.6 per cent increase compared to last year. The new construction activity was driven mostly by condominium multiples starts in the cities of Vancouver, Coquitlam, and Surrey.

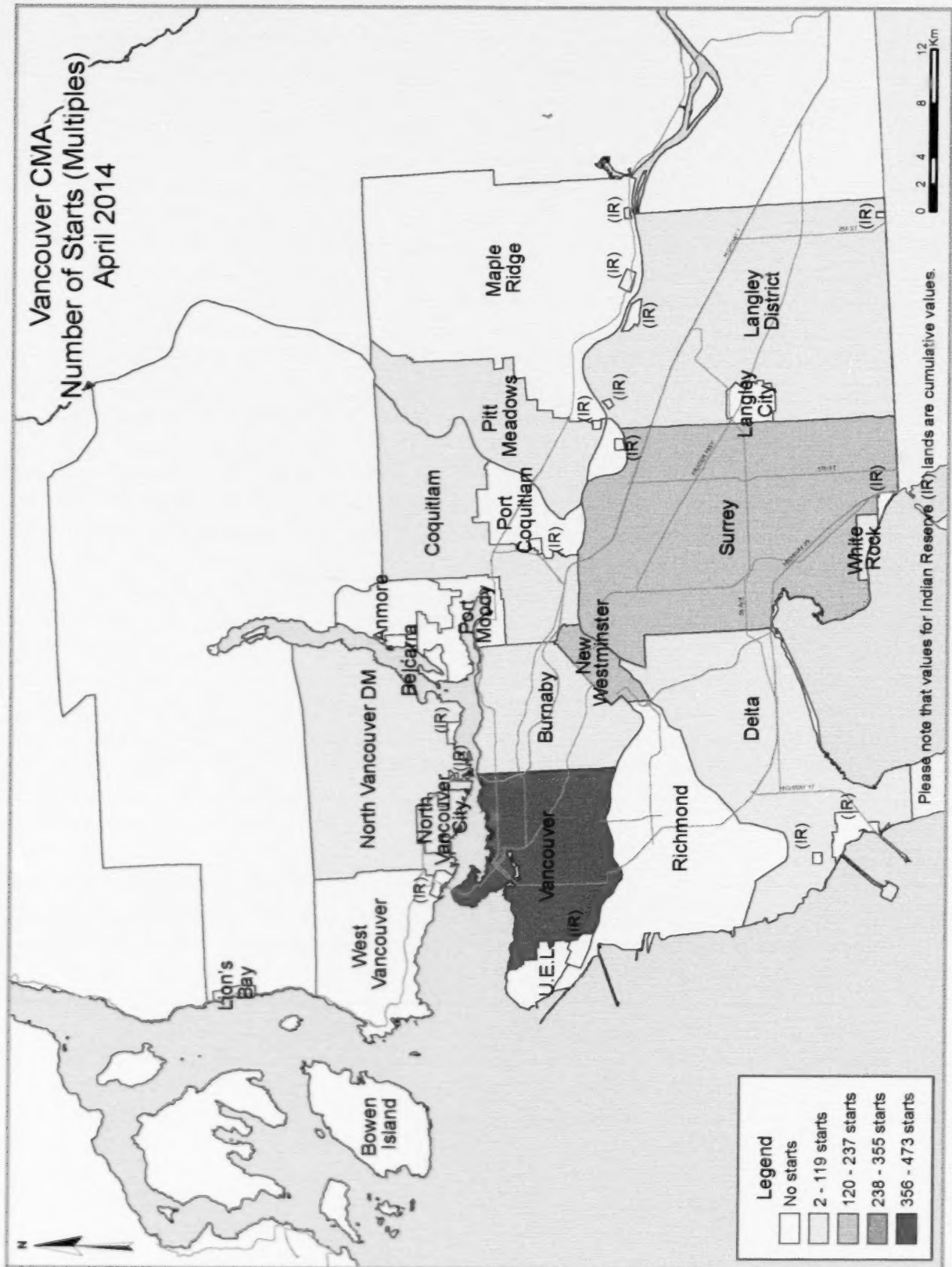
Apartment condominiums made up about 50 per cent of the year-to-date number of new construction housing units completed, which increased to 5,591 units in April, up from 5,371 units a year ago. Much of the increase was a result of completions in downtown Vancouver, South Surrey and New Westminster. In addition, the total number of absorptions increased from 4,224 to 5,002. However, the inventory of completed and unabsorbed new housing remained relatively high.

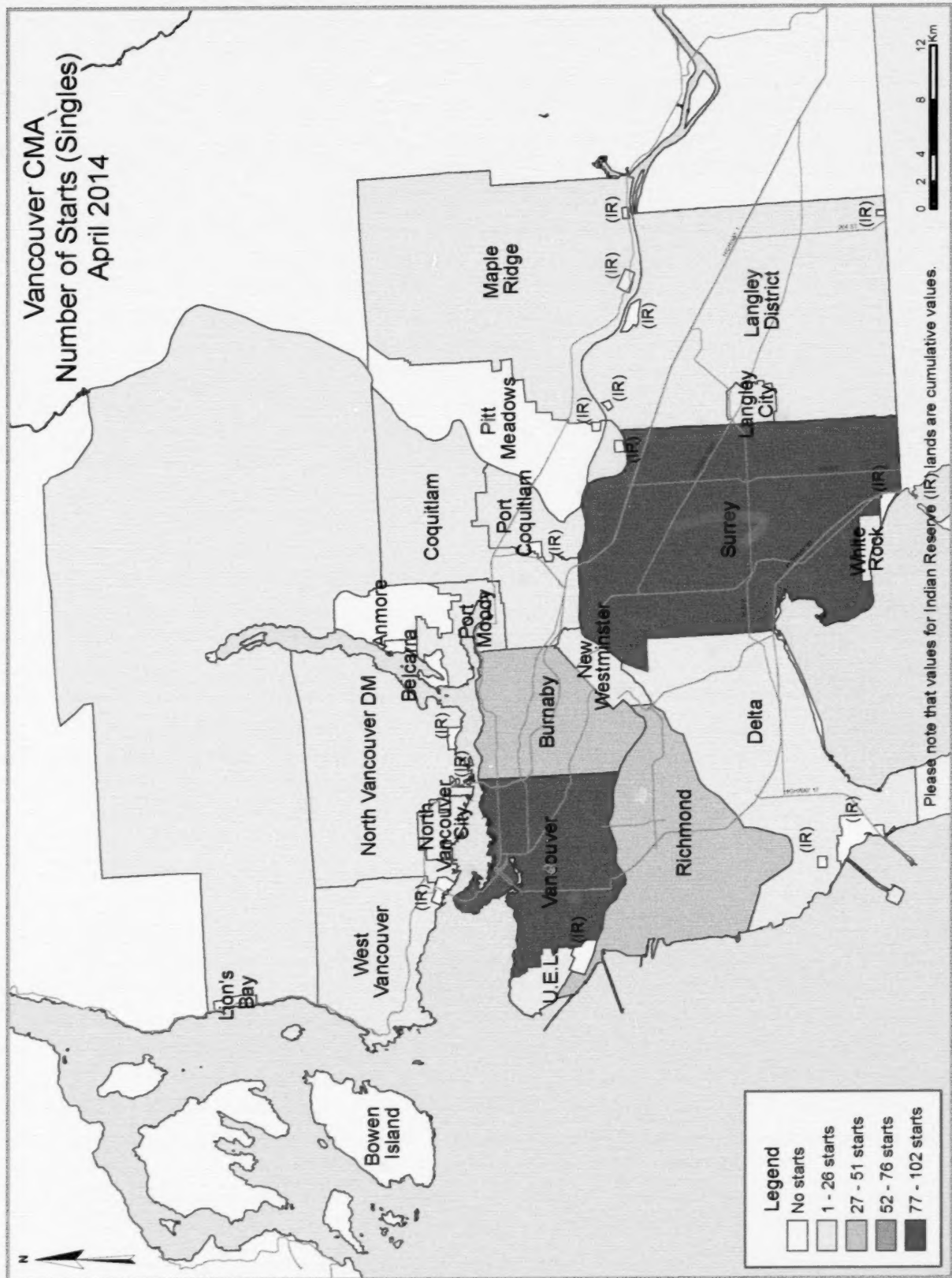
Figure 2

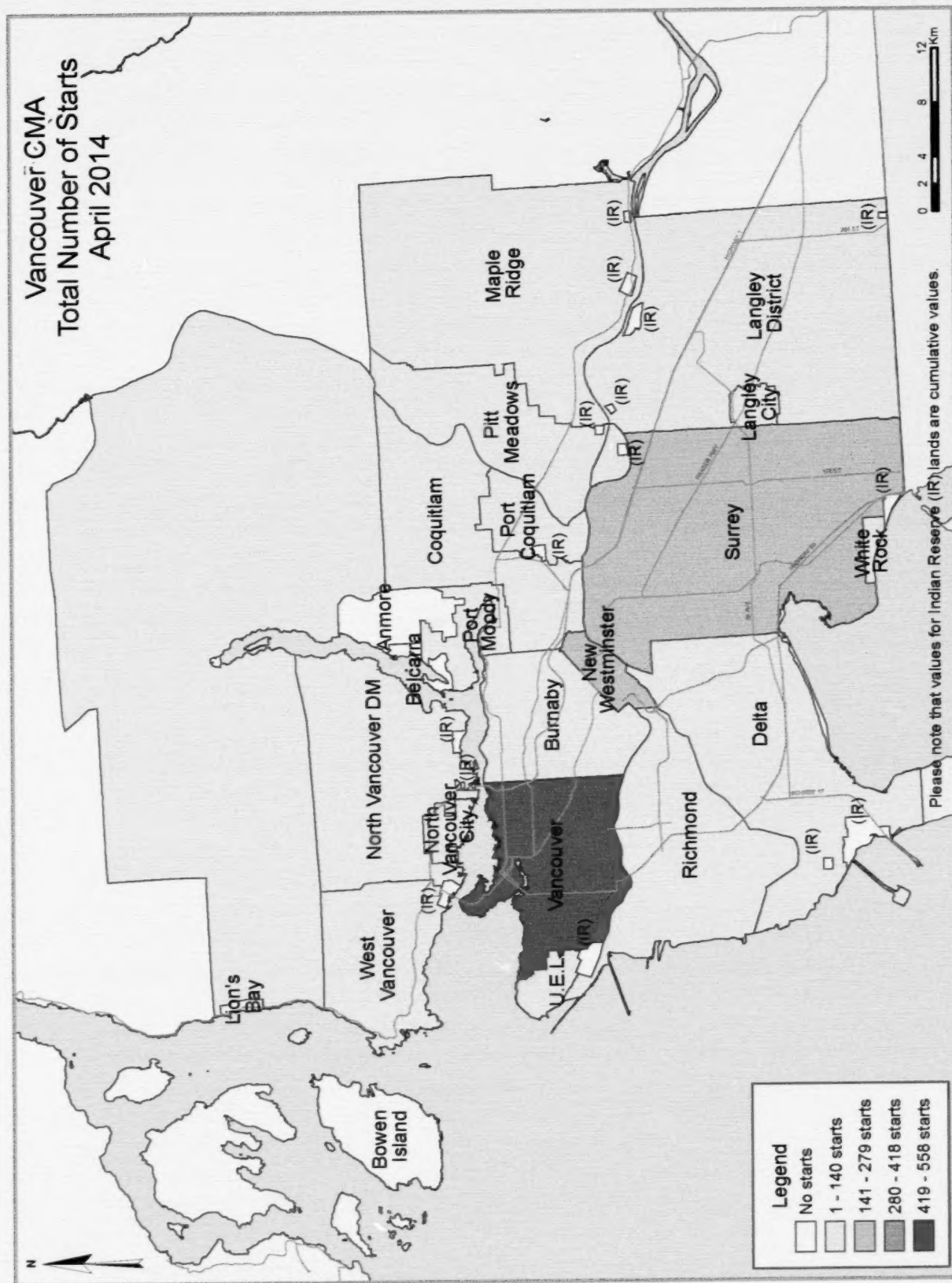


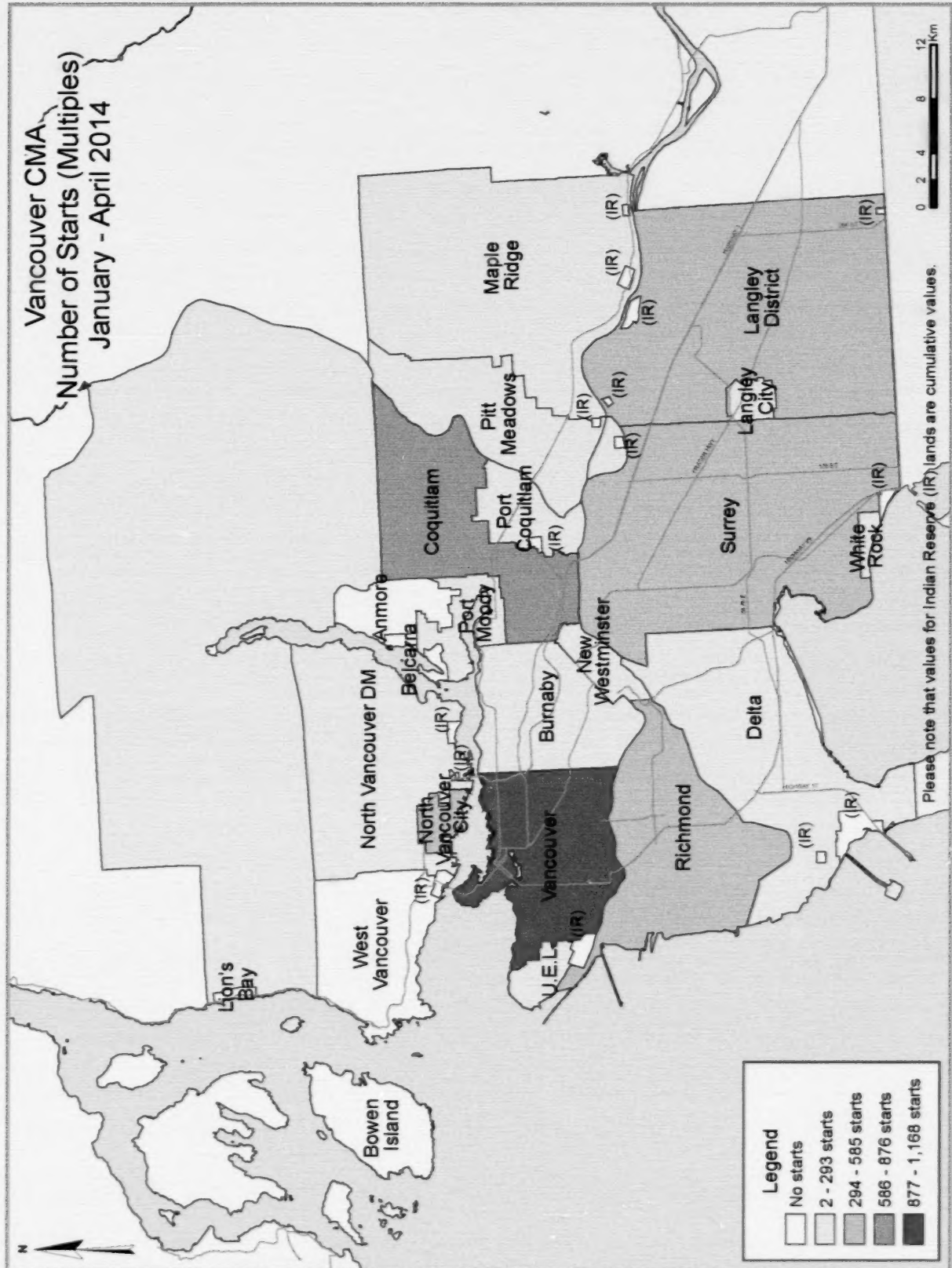
* Seasonally adjusted annual rate.
Source: CMHC.

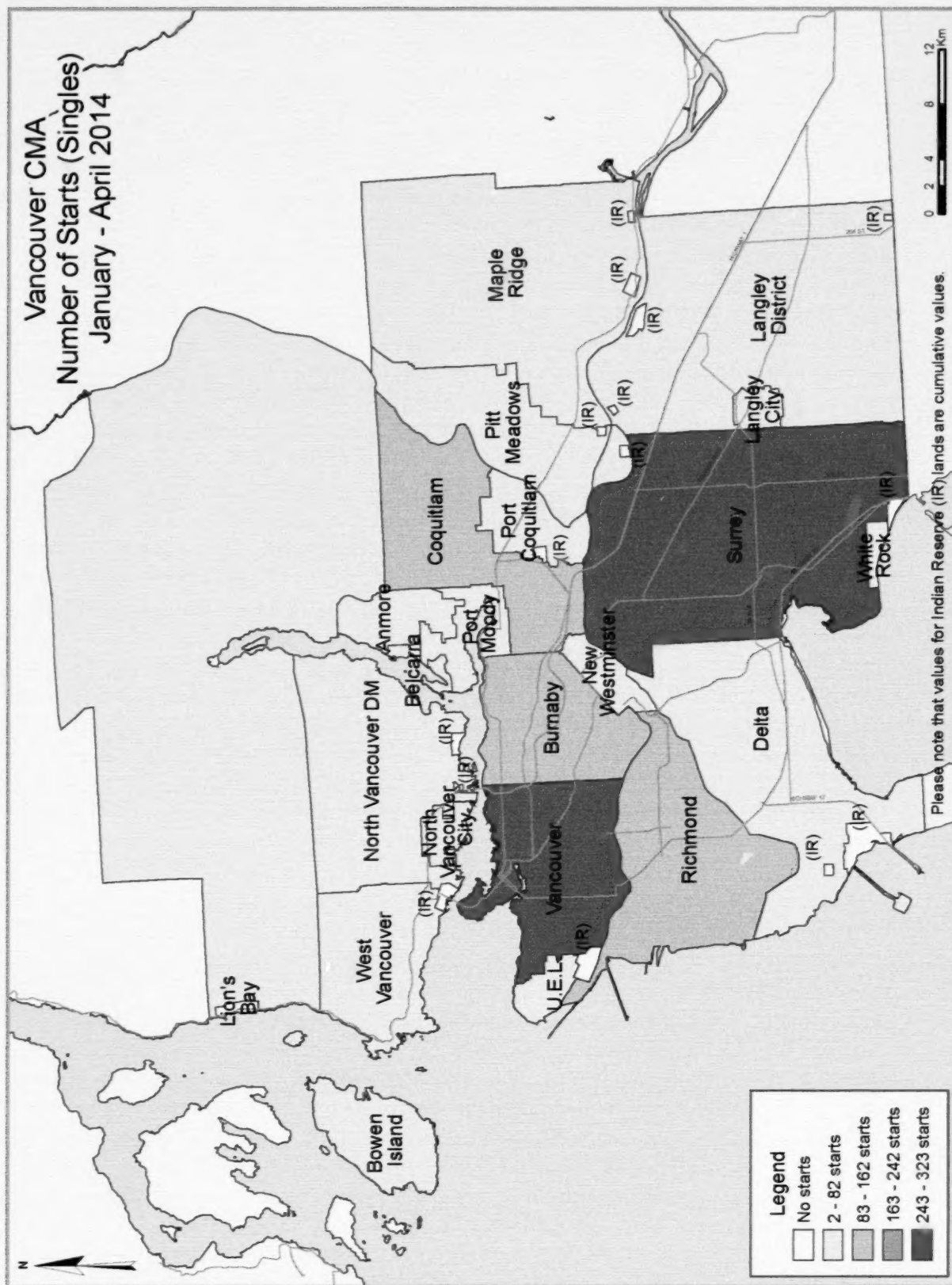
Housing starts in the Abbotsford-Mission CMA were trending at 629 units in April, compared to 463 units in March. Actual year-to-date housing starts in April 2014 totalled 152 units and the majority were multiples housing starts. The number of units under construction remained elevated at 596 in April 2014, up from 331 units a year ago.

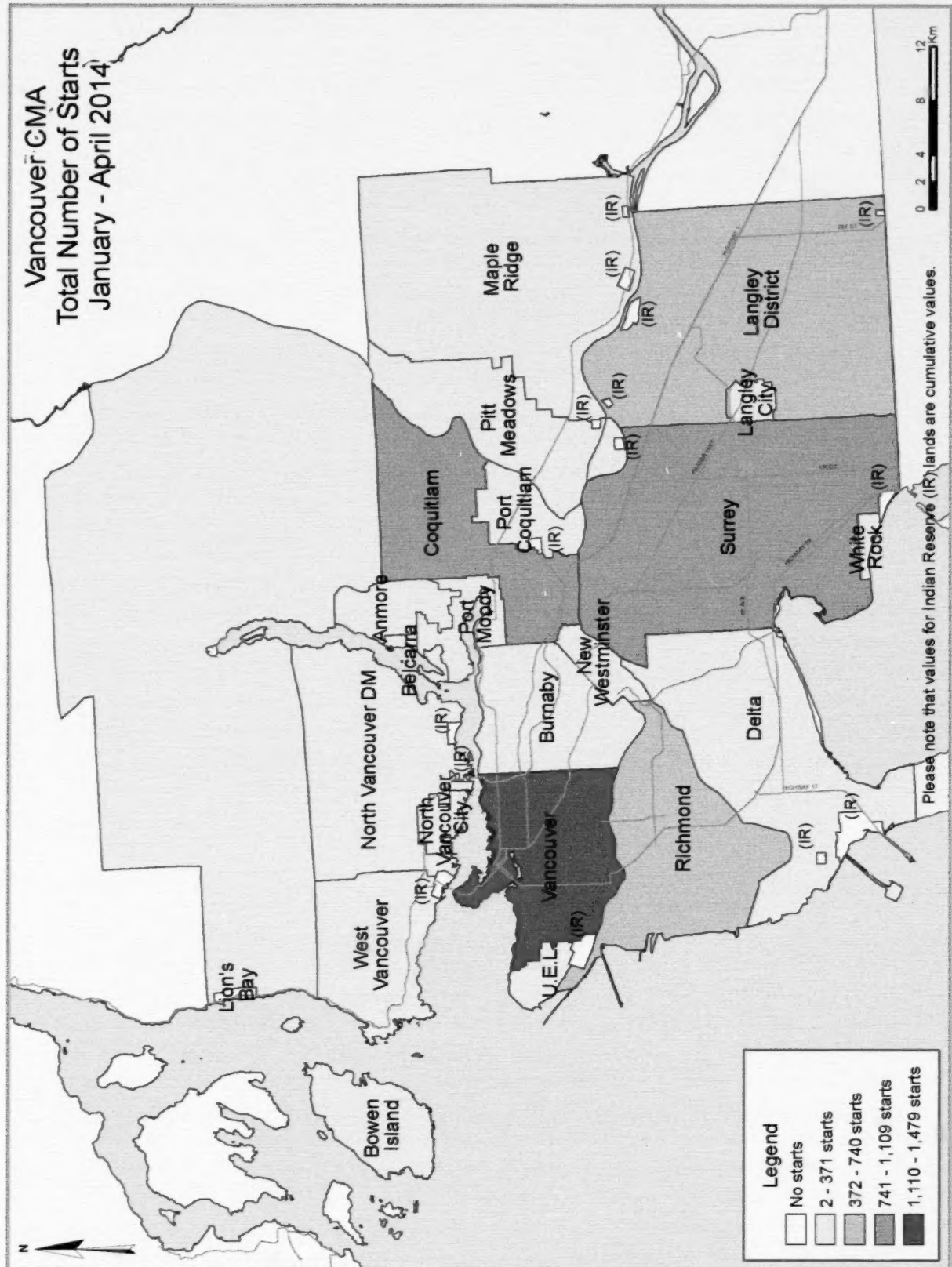


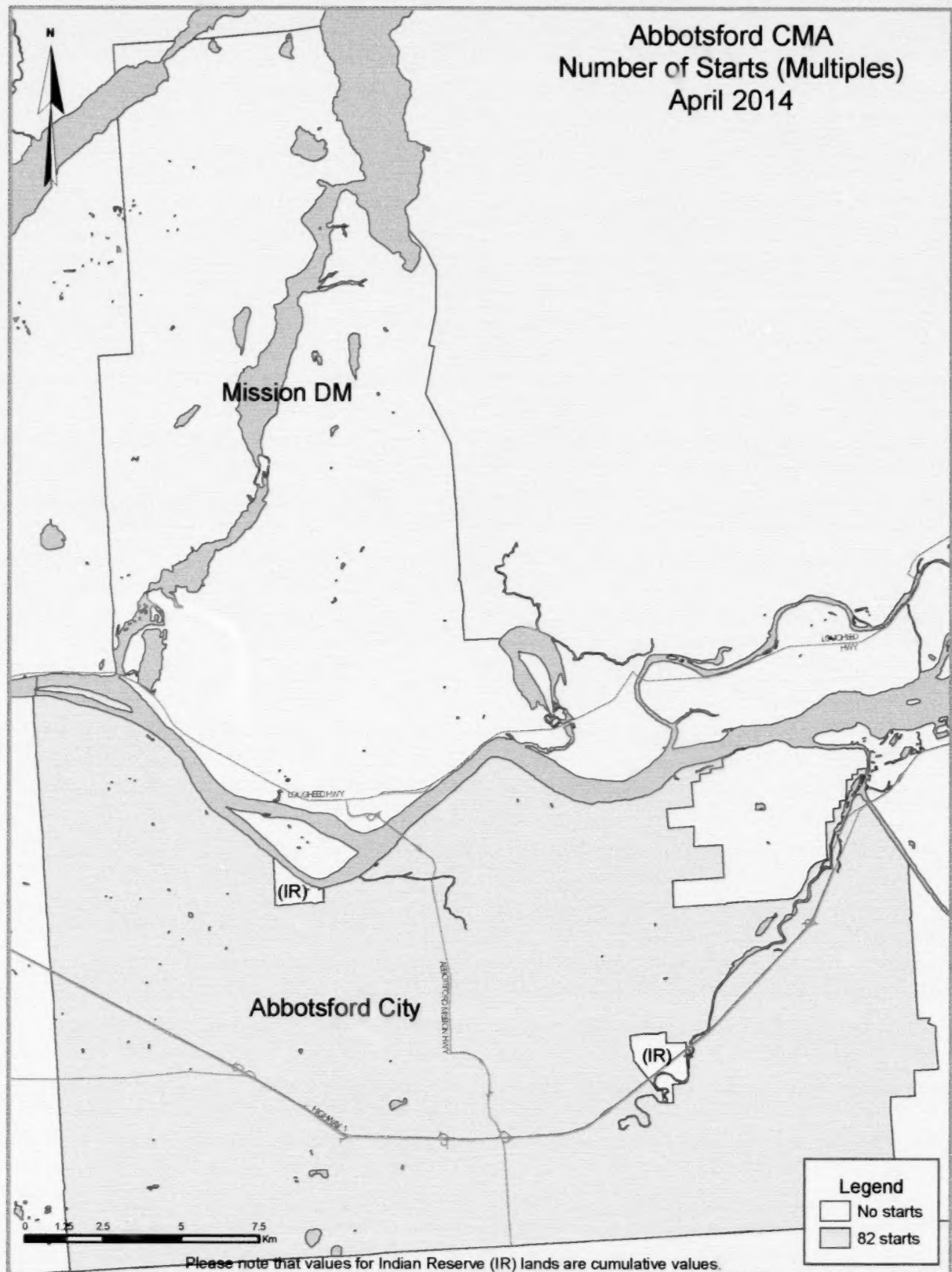


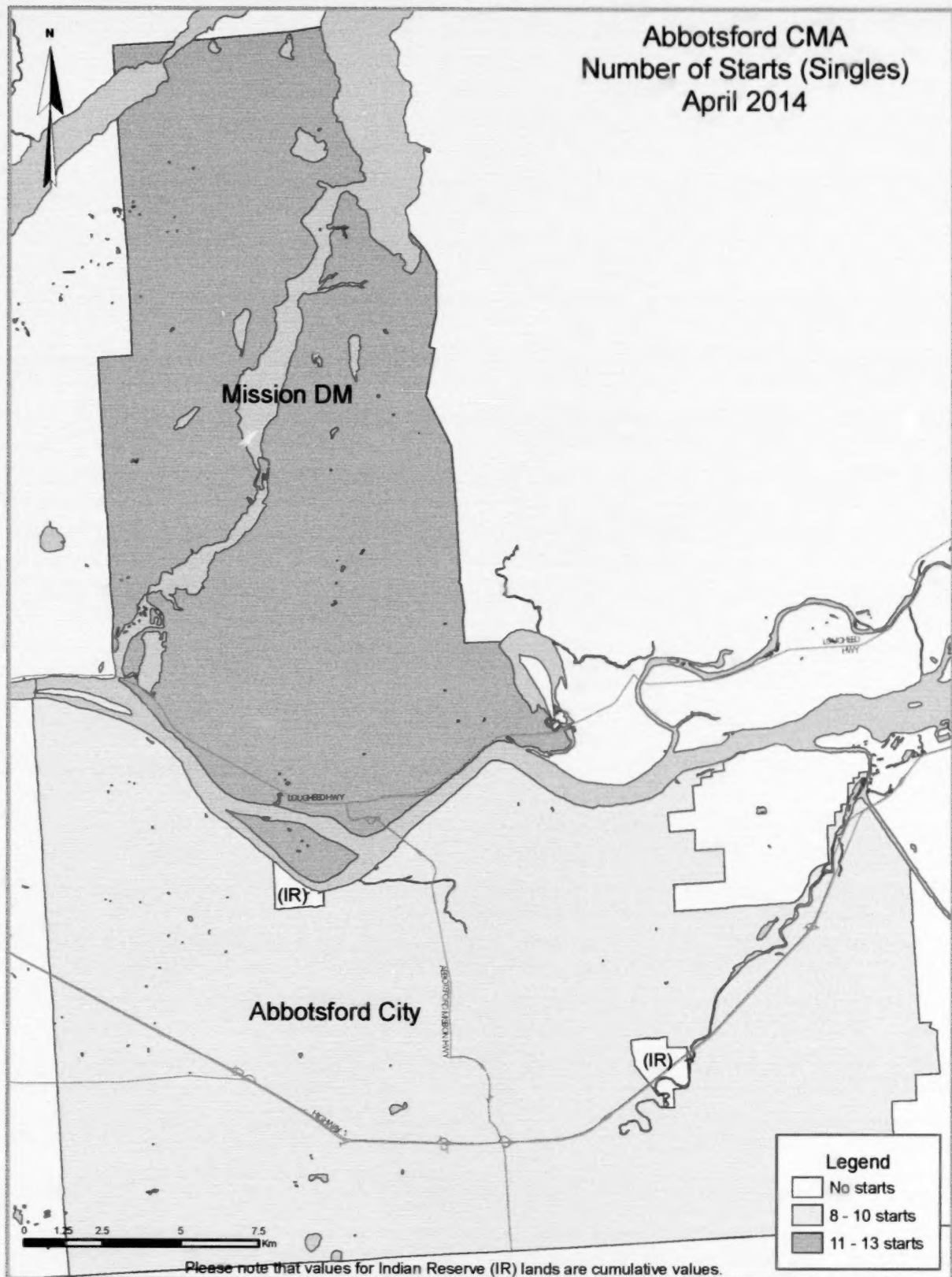


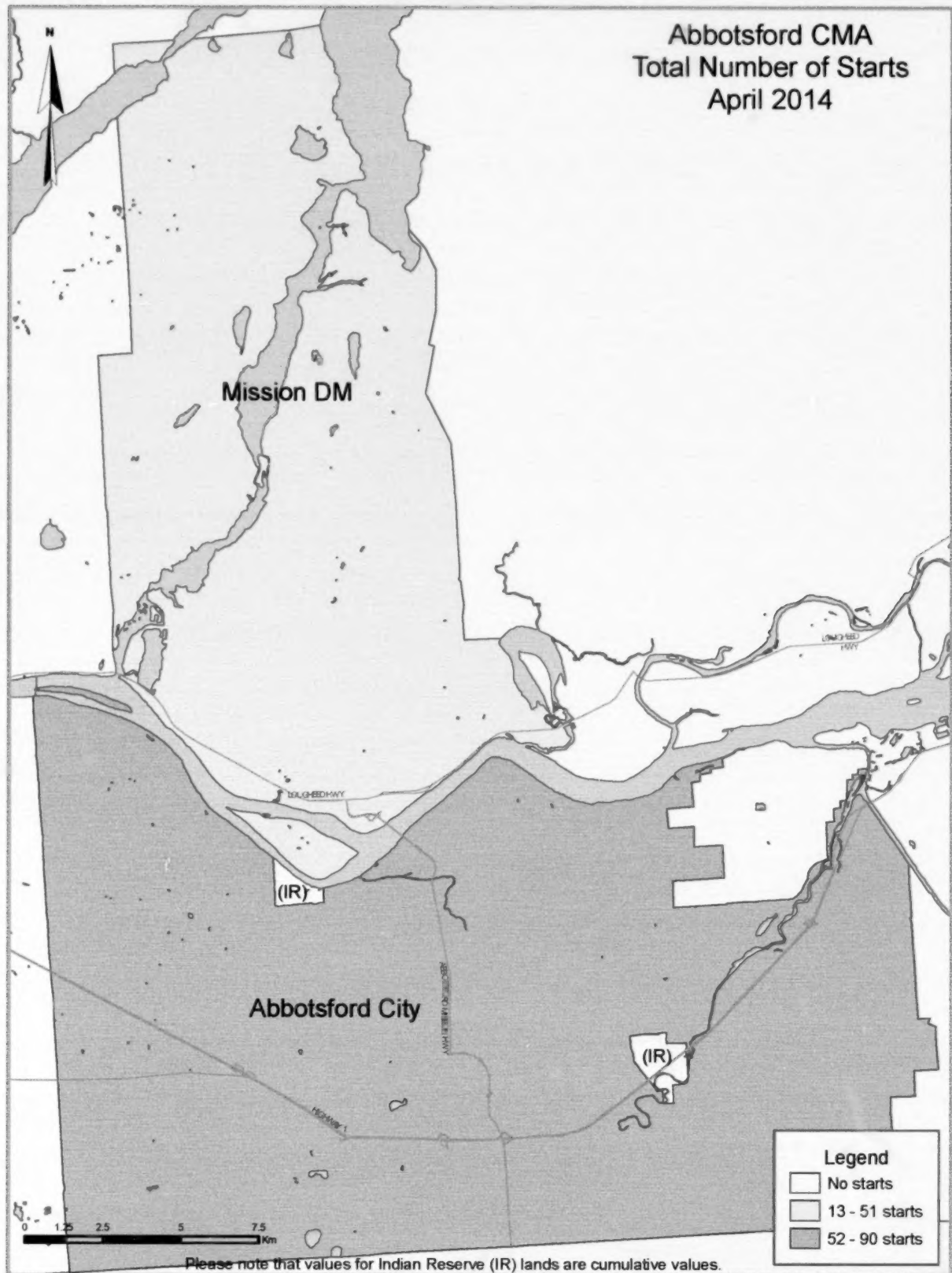


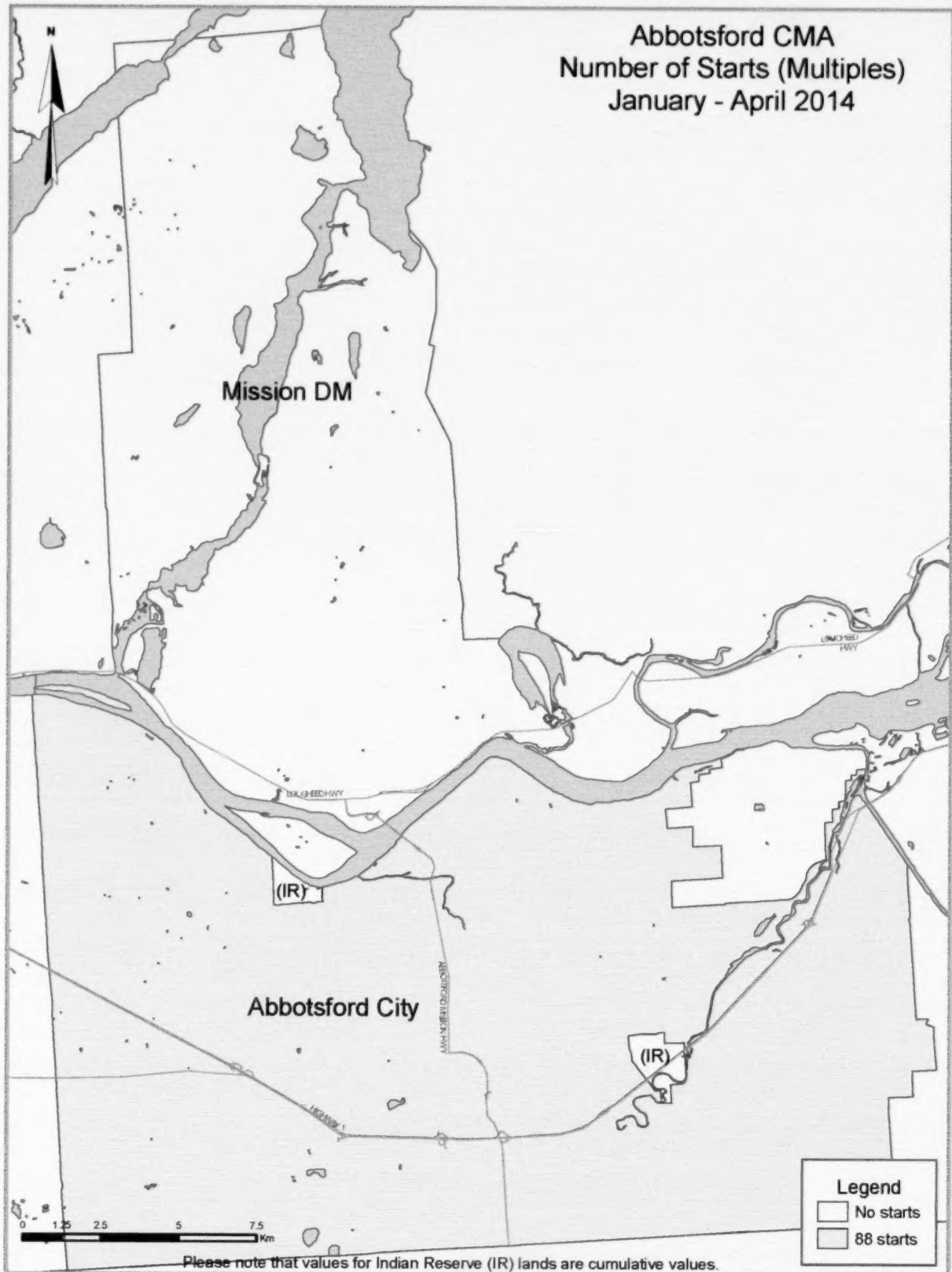


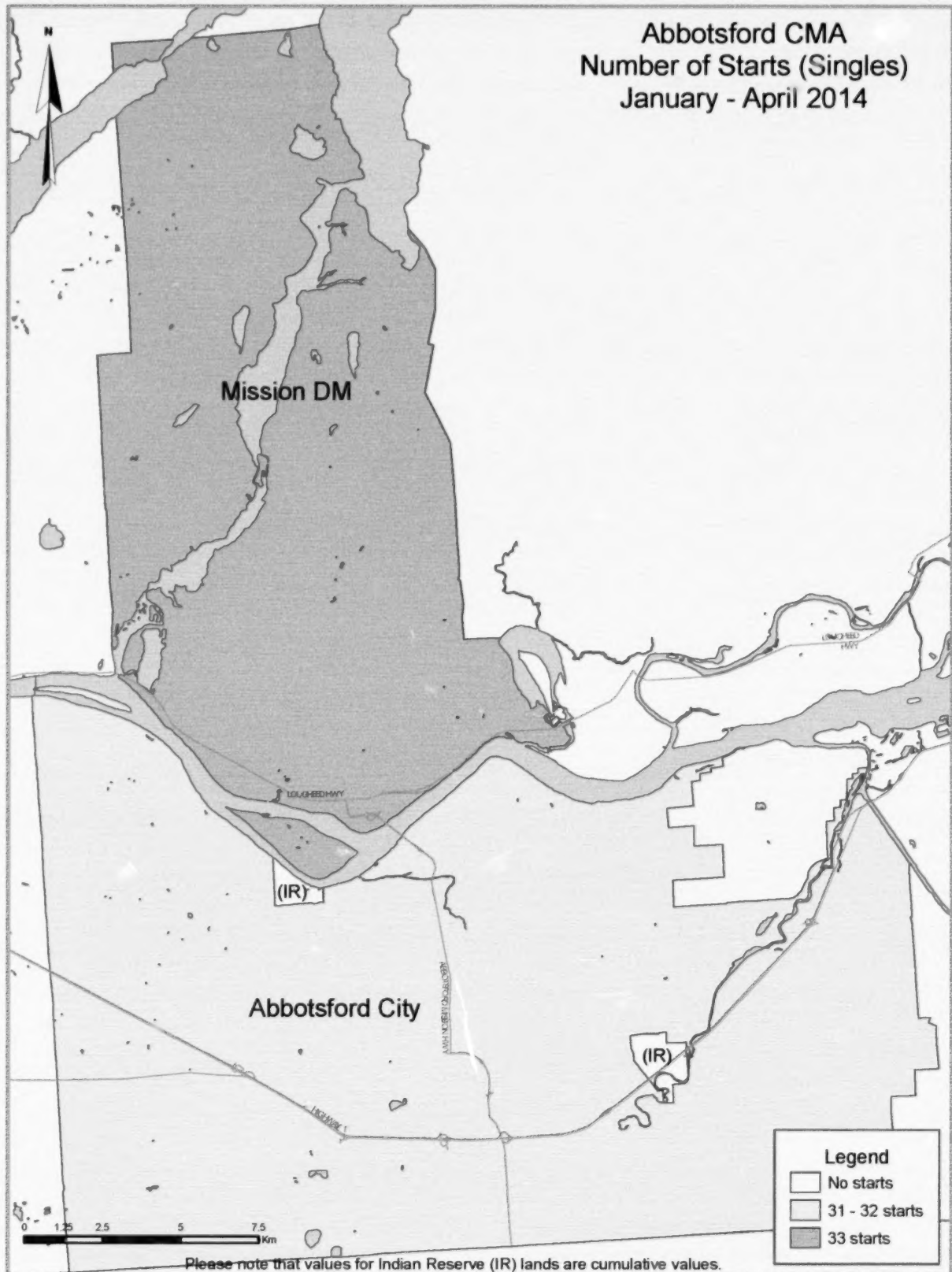














HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**April 2014**

Vancouver CMA¹	March 2014	April 2014
Trend ²	18,729	18,682
SAAR	20,594	17,681
	April 2013	April 2014
Actual		
April - Single-Detached	323	361
April - Multiples	1,181	1,113
April - Total	1,504	1,474
January to April - Single-Detached	1,167	1,212
January to April - Multiples	4,317	4,635
January to April - Total	5,484	5,847

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	322	18	102	0	230	466	39	297	1,474
April 2013	278	40	0	7	239	821	38	81	1,504
% Change	15.8	-55.0	n/a	-100.0	-3.8	-43.2	2.6	**	-2.0
Year-to-date 2014	1,070	80	102	9	906	2,558	133	989	5,847
Year-to-date 2013	978	130	0	17	766	2,441	172	980	5,484
% Change	9.4	-38.5	n/a	-47.1	18.3	4.8	-22.7	0.9	6.6
UNDER CONSTRUCTION									
April 2014	3,255	268	127	17	2,374	14,142	325	2,948	23,456
April 2013	3,680	374	65	31	1,888	13,838	419	2,723	23,018
% Change	-11.5	-28.3	95.4	-45.2	25.7	2.2	-22.4	8.3	1.9
COMPLETIONS									
April 2014	222	22	0	0	186	330	31	202	993
April 2013	310	22	3	7	165	404	29	319	1,259
% Change	-28.4	0.0	-100.0	-100.0	12.7	-18.3	6.9	-36.7	-21.1
Year-to-date 2014	1,152	182	14	3	627	2,713	137	763	5,591
Year-to-date 2013	1,166	86	3	24	782	2,425	122	763	5,371
% Change	-1.2	111.6	**	-87.5	-19.8	11.9	12.3	0.0	4.1
COMPLETED & NOT ABSORBED									
April 2014	1,149	96	12	4	631	1,919	n/a	n/a	3,811
April 2013	1,321	128	470	15	770	1,587	n/a	n/a	4,291
% Change	-13.0	-25.0	-97.4	-73.3	-18.1	20.9	n/a	n/a	-11.2
ABSORBED									
April 2014	339	30	1	1	174	403	n/a	n/a	948
April 2013	283	12	48	6	176	479	n/a	n/a	1,004
% Change	19.8	150.0	-97.9	-83.3	-1.1	-15.9	n/a	n/a	-5.6
Year-to-date 2014	1,337	196	26	7	650	2,786	n/a	n/a	5,002
Year-to-date 2013	858	53	244	20	770	2,279	n/a	n/a	4,224
% Change	55.8	**	-89.3	-65.0	-15.6	22.2	n/a	n/a	18.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
April 2014	30	6	0	0	0	0	0	8	44
April 2013	24	8	0	0	0	368	0	0	400
Delta									
April 2014	11	0	0	0	24	0	0	9	44
April 2013	10	12	0	0	0	0	0	0	22
Langley									
April 2014	21	0	0	0	91	0	4	10	126
April 2013	21	0	0	5	42	0	0	9	77
Maple Ridge / Pitt Meadows									
April 2014	20	2	0	0	0	0	1	0	23
April 2013	15	0	0	0	0	0	0	0	15
New Westminster									
April 2014	3	0	0	0	0	226	0	0	229
April 2013	8	2	0	0	0	0	0	0	10
North Vancouver									
April 2014	17	0	0	0	5	0	0	14	36
April 2013	14	0	0	0	0	164	0	11	189
Richmond									
April 2014	26	0	0	0	0	0	2	0	28
April 2013	6	0	0	0	14	92	2	4	118
Surrey									
April 2014	90	0	0	0	105	0	12	42	249
April 2013	54	0	0	0	134	111	2	11	312
Tri-Cities									
April 2014	24	0	0	0	0	71	0	12	107
April 2013	34	6	0	2	35	0	3	12	92
University Endowment Lands									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	0	0	0	0	0	77	0	0	77
Vancouver City									
April 2014	65	10	102	0	5	159	20	197	558
April 2013	75	12	0	0	14	9	31	33	174
West Vancouver									
April 2014	7	0	0	0	0	0	0	0	7
April 2013	14	0	0	0	0	0	0	0	14
White Rock									
April 2014	6	0	0	0	0	10	0	5	21
April 2013	2	0	0	0	0	0	0	1	3
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2014	322	18	102	0	230	466	39	297	1,474
April 2013	278	40	0	7	239	821	38	81	1,504

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
April 2014	270	62	0	0	252	2,708	0	10	3,302
April 2013	343	122	0	0	64	2,284	0	6	2,819
Delta									
April 2014	106	6	0	1	64	88	1	54	320
April 2013	102	54	0	3	10	118	0	37	324
Langley									
April 2014	197	2	4	7	338	341	4	136	1,029
April 2013	193	2	0	14	122	295	3	82	711
Maple Ridge / Pitt Meadows									
April 2014	132	8	0	0	119	419	2	0	680
April 2013	146	2	0	0	41	411	1	0	601
New Westminster									
April 2014	58	4	0	0	99	604	0	0	765
April 2013	34	8	0	0	96	709	0	25	872
North Vancouver									
April 2014	181	10	0	0	5	772	2	255	1,225
April 2013	169	8	10	1	20	851	6	128	1,193
Richmond									
April 2014	273	14	0	1	248	1,284	11	229	2,060
April 2013	304	4	14	5	166	1,729	11	231	2,464
Surrey									
April 2014	649	8	0	8	927	753	38	247	2,630
April 2013	693	6	20	0	949	1,160	38	198	3,064
Tri-Cities									
April 2014	232	6	12	0	194	1,317	7	128	1,896
April 2013	223	28	3	8	300	1,570	19	111	2,262
University Endowment Lands									
April 2014	13	0	0	0	0	0	0	94	107
April 2013	9	0	0	0	7	327	0	281	624
Vancouver City									
April 2014	827	146	111	0	86	5,651	255	1,752	8,828
April 2013	1,156	138	18	0	96	4,149	339	1,324	7,220
West Vancouver									
April 2014	218	2	0	0	24	108	1	0	353
April 2013	213	0	0	0	12	39	0	271	535
White Rock									
April 2014	64	0	0	0	18	97	3	41	223
April 2013	50	2	0	0	5	196	1	27	281
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2014	3,255	268	127	17	2,374	14,142	325	2,948	23,456
April 2013	3,680	374	65	31	1,888	13,838	419	2,723	23,018

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
April 2014	6	2	0	0	0	71	0	0	79
April 2013	25	6	0	0	0	28	0	0	59
Delta									
April 2014	14	2	0	0	0	0	6	4	26
April 2013	13	0	0	0	2	0	0	2	17
Langley									
April 2014	24	0	0	0	36	0	0	12	72
April 2013	28	0	0	7	11	166	1	12	225
Maple Ridge / Pitt Meadows									
April 2014	14	0	0	0	12	0	0	0	26
April 2013	21	0	0	0	24	0	1	0	46
New Westminster									
April 2014	2	0	0	0	35	118	0	0	155
April 2013	2	0	0	0	0	0	0	0	2
North Vancouver									
April 2014	16	2	0	0	0	60	3	9	90
April 2013	7	2	0	0	24	0	0	5	38
Richmond									
April 2014	15	0	0	0	0	0	1	2	18
April 2013	15	0	0	0	0	71	1	79	166
Surrey									
April 2014	51	0	0	0	67	0	2	8	128
April 2013	97	0	0	0	96	0	3	27	223
Tri-Cities									
April 2014	29	4	0	0	27	0	0	11	71
April 2013	44	0	0	0	8	0	1	19	72
University Endowment Lands									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	1	0	0	0	0	0	0	0	1
Vancouver City									
April 2014	43	12	0	0	6	81	19	155	316
April 2013	48	14	3	0	0	136	22	172	395
West Vancouver									
April 2014	5	0	0	0	0	0	0	0	5
April 2013	3	0	0	0	0	0	0	0	3
White Rock									
April 2014	2	0	0	0	3	0	0	1	6
April 2013	5	0	0	0	0	3	0	3	11
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2014	222	22	0	0	186	330	31	202	993
April 2013	310	22	3	7	165	404	29	319	1,259

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
April 2014	86	34	0	0	13	111	n/a	n/a	244
April 2013	142	44	0	0	34	165	n/a	n/a	385
Delta									
April 2014	23	4	0	1	10	11	n/a	n/a	49
April 2013	20	4	4	0	5	7	n/a	n/a	40
Langley									
April 2014	64	0	0	0	78	145	n/a	n/a	287
April 2013	48	2	34	10	63	92	n/a	n/a	249
Maple Ridge / Pitt Meadows									
April 2014	108	2	0	0	31	112	n/a	n/a	253
April 2013	133	0	0	0	53	0	n/a	n/a	186
New Westminster									
April 2014	16	4	0	0	19	156	n/a	n/a	195
April 2013	29	0	0	0	17	52	n/a	n/a	98
North Vancouver									
April 2014	32	1	4	0	27	255	n/a	n/a	319
April 2013	29	2	25	3	52	153	n/a	n/a	264
Richmond									
April 2014	194	1	1	3	59	129	n/a	n/a	387
April 2013	211	3	115	0	55	105	n/a	n/a	489
Surrey									
April 2014	202	0	2	0	313	422	n/a	n/a	939
April 2013	271	0	88	0	293	287	n/a	n/a	939
Tri-Cities									
April 2014	81	5	1	0	33	210	n/a	n/a	330
April 2013	62	15	43	0	82	201	n/a	n/a	403
University Endowment Lands									
April 2014	0	0	0	0	1	38	n/a	n/a	39
April 2013	0	0	0	0	4	30	n/a	n/a	34
Vancouver City									
April 2014	305	44	4	0	40	268	n/a	n/a	661
April 2013	342	56	153	2	101	477	n/a	n/a	1,131
West Vancouver									
April 2014	20	0	0	0	0	0	n/a	n/a	20
April 2013	21	2	0	0	4	0	n/a	n/a	27
White Rock									
April 2014	9	1	0	0	7	62	n/a	n/a	79
April 2013	5	0	6	0	7	18	n/a	n/a	36
Indian Reserves									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2014	1,149	96	12	4	631	1,919	n/a	n/a	3,811
April 2013	1,321	128	470	15	770	1,587	n/a	n/a	4,291

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
April 2014	41	2	0	0	4	10	n/a	n/a	57
April 2013	25	3	0	0	0	88	n/a	n/a	116
Delta									
April 2014	12	6	0	1	0	0	n/a	n/a	19
April 2013	12	0	0	0	1	0	n/a	n/a	13
Langley									
April 2014	25	0	0	0	34	36	n/a	n/a	95
April 2013	29	0	8	5	13	158	n/a	n/a	213
Maple Ridge / Pitt Meadows									
April 2014	19	0	0	0	5	0	n/a	n/a	24
April 2013	18	0	0	0	14	0	n/a	n/a	32
New Westminster									
April 2014	2	0	0	0	19	48	n/a	n/a	69
April 2013	7	0	0	0	1	17	n/a	n/a	25
North Vancouver									
April 2014	16	2	0	0	0	58	n/a	n/a	76
April 2013	5	0	4	0	20	2	n/a	n/a	31
Richmond									
April 2014	33	0	0	0	9	13	n/a	n/a	55
April 2013	8	0	6	0	3	68	n/a	n/a	85
Surrey									
April 2014	72	0	0	0	65	36	n/a	n/a	173
April 2013	94	0	8	0	103	10	n/a	n/a	215
Tri-Cities									
April 2014	31	4	0	0	27	42	n/a	n/a	104
April 2013	40	0	10	0	16	0	n/a	n/a	66
University Endowment Lands									
April 2014	0	0	0	0	0	1	n/a	n/a	1
April 2013	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
April 2014	81	16	1	0	8	150	n/a	n/a	256
April 2013	36	9	12	1	5	133	n/a	n/a	196
West Vancouver									
April 2014	5	0	0	0	0	0	n/a	n/a	5
April 2013	3	0	0	0	0	0	n/a	n/a	3
White Rock									
April 2014	2	0	0	0	3	9	n/a	n/a	14
April 2013	4	0	0	0	0	3	n/a	n/a	7
Indian Reserves									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2014	339	30	1	1	174	403	n/a	n/a	948
April 2013	283	12	48	6	176	479	n/a	n/a	1,004

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type

April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	4	0	0	0	0	0	368	2	372	-99.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	6	4	2	0	0	1	0	11	8	37.5
Burnaby - Central Park	5	2	0	0	0	0	3	0	8	2	**
Burnaby - Remainder	17	12	2	6	0	0	4	0	23	18	27.8
Burnaby Total	30	24	6	8	0	0	8	368	44	400	-89.0
Coquitlam	21	29	0	6	0	35	83	10	104	80	30.0
Delta - Tsawwassen	3	0	0	0	0	0	1	0	4	0	n/a
Delta - Ladner	2	9	0	0	0	0	2	0	4	9	-55.6
Delta - North	6	1	12	12	12	0	6	0	36	13	176.9
Delta	11	10	12	12	12	0	9	0	44	22	100.0
Langley City	3	0	0	0	0	5	0	0	3	5	-40.0
Langley District	22	26	0	0	91	37	10	9	123	72	70.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	15	0	0	0	0	0	0	21	15	40.0
New Westminster	3	8	0	2	0	0	226	0	229	10	**
North Vancouver City	9	5	0	0	5	0	7	167	21	172	-87.8
North Vancouver DM	8	9	0	0	0	0	7	8	15	17	-11.8
Pitt Meadows	0	0	2	0	0	0	0	0	2	0	n/a
Port Coquitlam	2	8	0	0	0	0	0	2	2	10	-80.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	28	8	0	4	0	10	0	96	28	118	-76.3
Surrey - South	28	13	0	0	21	55	3	1	52	69	-24.6
Surrey - Cloverdale	24	4	0	0	14	48	4	2	42	54	-22.2
Surrey - North	34	31	0	0	70	20	22	7	126	58	117.2
Surrey - Guildford	2	1	0	0	0	7	1	49	3	57	-94.7
Surrey - Whalley	14	7	0	0	0	4	12	63	26	74	-64.9
Surrey Total	102	56	0	0	105	134	42	122	249	312	-20.2
University Endowment Lands	2	0	0	0	0	0	0	77	2	77	-97.4
Vancouver - West End	0	0	0	0	0	0	0	5	0	5	-100.0
Vancouver - Downtown	0	0	0	0	0	0	89	0	89	0	n/a
Vancouver - Kitsilano	2	2	0	2	0	0	0	5	2	9	-77.8
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	2	0	0	0	2	0	6	0	n/a
Vancouver - Kerrisdale	0	3	0	0	0	0	0	0	0	3	-100.0
Vancouver - Marpole	8	6	0	4	0	0	1	1	9	11	-18.2
Vancouver - Eastside	57	72	4	0	0	11	91	27	152	110	38.2
Vancouver - Mt. Pleasant	0	0	2	4	0	0	3	0	5	4	25.0
Vancouver - Strath/Grand	1	0	2	2	5	3	131	0	139	5	**
Vancouver - Westside	15	23	0	0	0	0	141	4	156	27	**
Vancouver Total	85	106	10	12	5	14	458	42	558	174	**
West Vancouver	7	14	0	0	0	0	0	0	7	14	-50.0
White Rock	6	2	0	0	0	0	15	1	21	3	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	361	323	30	44	218	235	865	902	1,474	1,504	-2.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	5	4	0	0	0	0	0	0	5	4	25.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	3	0	0	0	0	0	1	2	4	-50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	22	13	0	0	0	0	0	368	22	381	-94.2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	11	9	10	10	42	0	1	0	64	19	**
Burnaby - Central Park	12	9	2	0	0	0	69	249	83	258	-67.8
Burnaby - Remainder	52	36	14	14	69	0	52	0	187	50	**
Burnaby Total	97	68	26	24	111	0	122	617	356	709	-49.8
Coquitlam	88	101	22	28	3	76	628	222	741	427	73.5
Delta - Tsawwassen	7	8	0	0	0	0	3	2	10	10	0.0
Delta - Ladner	13	18	0	0	0	0	5	2	18	20	-10.0
Delta - North	25	12	12	28	12	0	21	11	70	51	37.3
Delta	45	38	12	28	12	0	29	15	98	81	21.0
Langley City	3	3	0	0	33	5	0	0	36	8	**
Langley District	55	69	4	0	184	75	195	94	438	238	84.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	56	68	2	2	23	0	81	0	162	70	131.4
New Westminster	18	16	0	6	42	70	226	0	286	92	**
North Vancouver City	11	10	4	2	5	0	344	385	364	397	-8.3
North Vancouver DM	30	32	0	0	0	0	127	25	157	57	175.4
Pitt Meadows	2	1	4	0	0	0	64	0	70	1	**
Port Coquitlam	11	14	0	0	48	67	4	53	63	134	-53.0
Port Moody	2	4	2	0	0	0	0	0	4	4	0.0
Richmond	103	57	12	4	43	57	357	228	515	346	48.8
Surrey - South	75	69	12	0	61	139	52	61	200	269	-25.7
Surrey - Cloverdale	69	34	6	0	116	116	13	120	204	270	-24.4
Surrey - North	144	104	6	2	154	95	83	37	387	238	62.6
Surrey - Guildford	3	8	0	0	0	7	2	53	5	68	-92.6
Surrey - Whalley	32	38	0	0	0	4	79	73	111	115	-3.5
Surrey Total	323	253	24	2	331	361	229	344	907	960	-5.5
University Endowment Lands	5	1	0	0	0	7	94	513	99	521	-81.0
Vancouver - West End	0	0	0	4	0	0	0	5	0	9	-100.0
Vancouver - Downtown	0	0	0	0	0	0	89	155	89	155	-42.6
Vancouver - Kitsilano	3	5	2	8	0	0	55	6	60	19	**
Vancouver - False Creek	0	0	0	0	0	0	80	288	80	288	-72.2
Vancouver - Granville/Oak	3	3	2	0	0	0	9	5	14	8	75.0
Vancouver - Kerrisdale	12	19	0	0	0	0	42	1	54	20	170.0
Vancouver - Marpole	16	17	6	6	0	0	2	4	24	27	-11.1
Vancouver - Eastside	184	232	18	20	0	21	461	118	663	391	69.6
Vancouver - Mt. Pleasant	0	0	4	10	0	0	93	58	97	68	42.6
Vancouver - Strath/Grand	3	1	2	8	5	3	137	260	147	272	-46.0
Vancouver - Westside	90	94	0	0	0	0	161	17	251	111	126.1
Vancouver Total	311	371	34	56	5	24	1,129	917	1,479	1,368	8.1
West Vancouver	26	43	0	0	0	0	0	0	26	43	-39.5
White Rock	17	11	0	2	0	0	20	7	37	20	85.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,212	1,167	146	154	840	742	3,649	3,421	5,847	5,484	6.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	368	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	1	0
Burnaby - Central Park	0	0	0	0	0	0	3	0
Burnaby - Remainder	0	0	0	0	0	0	4	0
Burnaby Total	0	0	0	0	0	368	8	0
Coquitlam	0	35	0	0	71	0	12	10
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	12	0	0	0	0	0	6	0
Delta	12	0	0	0	0	0	9	0
Langley City	0	5	0	0	0	0	0	0
Langley District	91	37	0	0	0	0	10	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	226	0	0	0
North Vancouver City	5	0	0	0	0	164	7	3
North Vancouver DM	0	0	0	0	0	0	7	8
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	10	0	0	0	92	0	4
Surrey - South	21	55	0	0	0	0	3	1
Surrey - Cloverdale	14	48	0	0	0	0	4	2
Surrey - North	70	20	0	0	0	0	22	7
Surrey - Guildford	0	7	0	0	0	49	1	0
Surrey - Whalley	0	4	0	0	0	62	12	1
Surrey Total	105	134	0	0	0	111	42	11
University Endowment Lands	0	0	0	0	0	77	0	0
Vancouver - West End	0	0	0	0	0	5	0	0
Vancouver - Downtown	0	0	0	0	0	0	89	0
Vancouver - Kitsilano	0	0	0	0	0	4	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	2	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	0	11	0	0	59	0	32	27
Vancouver - Mt. Pleasant	0	0	0	0	3	0	0	0
Vancouver - Strath/Grand	5	3	0	0	131	0	0	0
Vancouver - Westside	0	0	0	0	68	0	73	4
Vancouver Total	5	14	0	0	261	9	197	33
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	0	5	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	218	235	0	0	568	821	297	81

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	368	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	42	0	0	0	0	0	1	0
Burnaby - Central Park	0	0	0	0	66	249	3	0
Burnaby - Remainder	69	0	0	0	46	0	6	0
Burnaby Total	111	0	0	0	112	617	10	0
Coquitlam	3	76	0	0	579	196	49	26
Delta - Tsawwassen	0	0	0	0	0	0	3	2
Delta - Ladner	0	0	0	0	0	0	5	2
Delta - North	12	0	0	0	0	0	21	11
Delta	12	0	0	0	0	0	29	15
Langley City	33	5	0	0	0	0	0	0
Langley District	184	75	0	0	176	66	19	28
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	0	0	0	81	0	0	0
New Westminster	42	70	0	0	226	0	0	0
North Vancouver City	5	0	0	0	165	360	179	25
North Vancouver DM	0	0	0	0	111	0	16	25
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	48	67	0	0	0	46	4	7
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	57	0	0	182	215	175	13
Surrey - South	61	139	0	0	42	50	10	11
Surrey - Cloverdale	116	116	0	0	0	112	13	8
Surrey - North	154	95	0	0	0	0	83	37
Surrey - Guildford	0	7	0	0	0	49	2	4
Surrey - Whalley	0	4	0	0	56	62	23	11
Surrey Total	331	361	0	0	98	273	131	71
University Endowment Lands	0	7	0	0	0	232	94	281
Vancouver - West End	0	0	0	0	0	5	0	0
Vancouver - Downtown	0	0	0	0	0	155	89	0
Vancouver - Kitsilano	0	0	0	0	55	4	0	2
Vancouver - False Creek	0	0	0	0	80	198	0	90
Vancouver - Granville/Oak	0	0	0	0	7	4	2	1
Vancouver - Kerrisdale	0	0	0	0	39	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	2	4
Vancouver - Eastside	0	21	0	0	377	10	84	108
Vancouver - Mt. Pleasant	0	0	0	0	93	58	0	0
Vancouver - Strath/Grand	5	3	0	0	137	0	0	260
Vancouver - Westside	0	0	0	0	68	2	93	15
Vancouver Total	5	24	0	0	856	436	273	481
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	0	10	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	840	742	0	0	2,660	2,441	989	980

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	4	0	368	0	0	2	372
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	8	0	0	1	0	11	8
Burnaby - Central Park	5	2	0	0	3	0	8	2
Burnaby - Remainder	19	18	0	0	4	0	23	18
Burnaby Total	36	32	0	368	8	0	44	400
Coquitlam	21	30	71	37	12	13	104	80
Delta - Tsawwassen	3	0	0	0	1	0	4	0
Delta - Ladner	2	9	0	0	2	0	4	9
Delta - North	6	13	24	0	6	0	36	13
Delta	11	22	24	0	9	0	44	22
Langley City	3	0	0	5	0	0	3	5
Langley District	18	21	91	42	14	9	123	72
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	15	0	0	1	0	21	15
New Westminster	3	10	226	0	0	0	229	10
North Vancouver City	9	5	5	164	7	3	21	172
North Vancouver DM	8	9	0	0	7	8	15	17
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	2	8	0	0	0	2	2	10
Port Moody	1	2	0	0	0	0	1	2
Richmond	26	6	0	106	2	6	28	118
Surrey - South	27	13	21	55	4	1	52	69
Surrey - Cloverdale	16	4	14	48	12	2	42	54
Surrey - North	31	29	70	20	25	9	126	58
Surrey - Guildford	2	1	0	56	1	0	3	57
Surrey - Whalley	14	7	0	66	12	1	26	74
Surrey Total	90	54	105	245	54	13	249	312
University Endowment Lands	2	0	0	77	0	0	2	77
Vancouver - West End	0	0	0	5	0	0	0	5
Vancouver - Downtown	0	0	0	0	89	0	89	0
Vancouver - Kitsilano	2	4	0	4	0	1	2	9
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	0	0	0	2	0	6	0
Vancouver - Kerrisdale	0	2	0	0	0	1	0	3
Vancouver - Marpole	7	10	0	0	2	1	9	11
Vancouver - Eastside	43	45	59	11	50	54	152	110
Vancouver - Mt. Pleasant	2	4	3	0	0	0	5	4
Vancouver - Strath/Grand	105	2	34	3	0	0	139	5
Vancouver - Westside	14	20	68	0	74	7	156	27
Vancouver Total	177	87	164	23	217	64	558	174
West Vancouver	7	14	0	0	0	0	7	14
White Rock	6	2	10	0	5	1	21	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	442	318	696	1,067	336	119	1,474	1,504

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	4	3	0	0	1	1	5	4
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	3	0	0	0	1	2	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	22	13	0	368	0	0	22	381
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	19	19	44	0	1	0	64	19
Burnaby - Central Park	14	9	66	249	3	0	83	258
Burnaby - Remainder	66	50	115	0	6	0	187	50
Burnaby Total	121	92	225	617	10	0	356	709
Coquitlam	88	99	604	290	49	38	741	427
Delta - Tsawwassen	7	8	0	0	3	2	10	10
Delta - Ladner	12	18	0	0	6	2	18	20
Delta - North	25	36	24	4	21	11	70	51
Delta	44	62	24	4	30	15	98	81
Langley City	3	3	33	5	0	0	36	8
Langley District	51	57	363	149	24	32	438	238
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	57	68	104	2	1	0	162	70
New Westminster	18	20	268	72	0	0	286	92
North Vancouver City	15	10	170	360	179	27	364	397
North Vancouver DM	30	32	111	0	16	25	157	57
Pitt Meadows	6	1	64	0	0	0	70	1
Port Coquitlam	11	14	48	113	4	7	63	134
Port Moody	4	4	0	0	0	0	4	4
Richmond	103	53	235	277	177	16	515	346
Surrey - South	66	67	123	189	11	13	200	269
Surrey - Cloverdale	51	24	120	228	33	18	204	270
Surrey - North	142	99	156	97	89	42	387	238
Surrey - Guildford	3	8	0	56	2	4	5	68
Surrey - Whalley	32	38	56	66	23	11	111	115
Surrey Total	294	236	455	636	158	88	907	960
University Endowment Lands	5	1	0	239	94	281	99	521
Vancouver - West End	0	4	0	5	0	0	0	9
Vancouver - Downtown	0	0	0	155	89	0	89	155
Vancouver - Kitsilano	5	13	55	4	0	2	60	19
Vancouver - False Creek	0	0	80	198	0	90	80	288
Vancouver - Granville/Oak	4	2	7	4	3	2	14	8
Vancouver - Kerrisdale	10	16	39	0	5	4	54	20
Vancouver - Marpole	20	21	0	0	4	6	24	27
Vancouver - Eastside	133	148	377	31	153	212	663	391
Vancouver - Mt. Pleasant	4	10	93	58	0	0	97	68
Vancouver - Strath/Grand	106	9	40	3	1	260	147	272
Vancouver - Westside	71	71	68	2	112	38	251	111
Vancouver Total	353	294	759	460	367	614	1,479	1,368
West Vancouver	26	43	0	0	0	0	26	43
White Rock	15	13	10	0	12	7	37	20
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,252	1,108	3,473	3,224	1,122	1,152	5,847	5,484

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type

April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	6	0	0	0	0	0	0	3	6	-50.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	4	0	0	0	0	71	28	72	32	125.0
Burnaby - Central Park	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Remainder	2	14	2	6	0	0	0	0	4	20	-80.0
Burnaby Total	6	25	2	6	0	0	71	28	79	59	33.9
Coquitlam	26	42	4	8	4	0	11	18	45	68	-33.8
Delta - Tsawwassen	3	7	0	2	0	0	0	0	3	9	-66.7
Delta - Ladner	12	2	0	0	0	0	0	0	12	2	**
Delta - North	5	4	2	0	0	0	4	2	11	6	83.3
Delta	20	13	2	2	0	0	4	2	26	17	52.9
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	24	36	0	0	36	11	12	178	72	225	-68.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	13	22	0	0	12	24	0	0	25	46	-45.7
New Westminster	2	2	0	0	35	0	118	0	155	2	**
North Vancouver City	8	5	2	2	0	0	62	4	72	11	**
North Vancouver DM	11	2	0	0	0	24	7	1	18	27	-33.3
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	3	1	0	0	23	0	0	1	26	2	**
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	16	16	0	0	0	0	2	150	18	166	-89.2
Surrey - South	14	32	4	0	26	15	0	5	44	52	-15.4
Surrey - Cloverdale	6	12	0	0	14	34	2	2	22	48	-54.2
Surrey - North	25	41	0	0	17	47	4	16	46	104	-55.8
Surrey - Guildford	1	0	0	0	6	0	0	0	7	0	n/a
Surrey - Whalley	7	15	0	0	0	0	2	4	9	19	-52.6
Surrey Total	53	100	4	0	63	96	8	27	128	223	-42.6
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	162	0	162	0	n/a
Vancouver - Kitsilano	1	0	4	2	0	0	0	6	5	8	-37.5
Vancouver - False Creek	1	0	0	0	0	0	57	280	58	280	-79.3
Vancouver - Granville/Oak	2	1	0	0	0	0	0	1	2	2	0.0
Vancouver - Kerrisdale	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Marpole	2	3	2	2	0	0	0	0	4	5	-20.0
Vancouver - Eastside	28	59	4	4	6	0	12	23	50	86	-41.9
Vancouver - Mt. Pleasant	0	0	2	6	0	0	3	0	5	6	-16.7
Vancouver - Strath/Grand	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Westside	25	7	0	0	0	0	2	1	27	8	**
Vancouver Total	62	70	12	14	6	0	236	311	316	395	-20.0
West Vancouver	5	3	0	0	0	0	0	0	5	3	66.7
White Rock	2	5	0	0	3	0	1	6	6	11	-45.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	253	346	26	32	182	155	532	726	993	1,259	-21.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	5	4	0	0	0	0	0	0	5	4	25.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	3	0	0	0	0	0	0	2	3	-33.3
Burnaby - Mountain	2	2	0	0	0	0	0	75	2	77	-97.4
Burnaby - North	47	26	8	0	0	0	18	18	73	44	65.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	26	13	22	4	0	0	71	72	119	89	33.7
Burnaby - Central Park	10	7	14	0	0	0	0	0	24	7	**
Burnaby - Remainder	76	36	32	14	0	0	122	60	230	110	109.1
Burnaby Total	161	84	76	18	0	0	211	225	448	327	37.0
Coquitlam	70	124	30	12	8	82	288	392	396	610	-35.1
Delta - Tsawwassen	8	11	0	2	0	0	1	1	9	14	-35.7
Delta - Ladner	18	16	0	0	0	0	13	5	31	21	47.6
Delta - North	11	14	22	8	0	0	10	9	43	31	38.7
Delta	37	41	22	10	0	0	24	15	83	66	25.8
Langley City	1	0	0	0	6	0	0	0	7	0	n/a
Langley District	71	116	0	2	80	95	100	204	251	417	-39.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	46	67	0	0	27	24	0	0	73	91	-19.8
New Westminster	19	14	2	2	35	0	193	0	249	16	**
North Vancouver City	16	8	2	6	4	12	212	32	234	58	**
North Vancouver DM	24	17	0	0	0	24	12	29	36	70	-48.6
Pitt Meadows	1	7	0	0	8	0	0	0	9	7	28.6
Port Coquitlam	20	9	2	0	40	18	164	37	226	64	**
Port Moody	2	3	0	0	0	23	0	0	2	26	-92.3
Richmond	110	109	0	0	40	30	563	621	713	760	-6.2
Surrey - South	62	102	8	12	108	68	221	20	399	202	97.5
Surrey - Cloverdale	23	38	4	0	75	112	8	10	110	160	-31.3
Surrey - North	118	139	0	2	134	194	34	260	286	595	-51.9
Surrey - Guildford	3	3	0	0	22	0	50	2	75	5	**
Surrey - Whalley	29	45	0	0	0	0	8	9	37	54	-31.5
Surrey Total	235	327	12	14	339	374	321	301	907	1,016	-10.7
University Endowment Lands	0	3	0	0	7	16	232	90	239	109	119.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	651	156	651	156	**
Vancouver - Kitsilano	5	1	8	10	0	0	122	6	135	17	**
Vancouver - False Creek	1	0	0	0	0	0	57	280	58	280	-79.3
Vancouver - Granville/Oak	5	3	4	0	4	9	0	2	13	14	-7.1
Vancouver - Kerrisdale	27	13	0	0	0	0	3	1	30	14	114.3
Vancouver - Marpole	33	15	4	2	0	0	5	5	42	22	90.9
Vancouver - Eastside	186	185	12	20	6	55	124	548	328	808	-59.4
Vancouver - Mt. Pleasant	1	0	28	14	0	0	3	102	32	116	-72.4
Vancouver - Strath/Grand	7	1	8	0	6	9	1	0	22	10	120.0
Vancouver - Westside	175	97	0	0	0	0	35	12	210	109	92.7
Vancouver Total	440	315	64	46	16	73	1,001	1,112	1,521	1,546	-1.6
West Vancouver	21	25	0	0	0	0	147	0	168	25	**
White Rock	11	18	0	0	3	5	8	30	22	53	-58.5
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	1,292	1,294	210	110	613	776	3,476	3,191	5,591	5,371	4.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	28	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	71	28	0	0
Coquitlam	4	0	0	0	0	0	11	18
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	4	2
Delta	0	0	0	0	0	0	4	2
Langley City	0	0	0	0	0	0	0	0
Langley District	36	11	0	0	0	166	12	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	24	0	0	0	0	0	0
New Westminster	35	0	0	0	118	0	0	0
North Vancouver City	0	0	0	0	60	0	2	4
North Vancouver DM	0	24	0	0	0	0	7	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	23	0	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	71	2	79
Surrey - South	26	15	0	0	0	0	0	5
Surrey - Cloverdale	14	34	0	0	0	0	2	2
Surrey - North	17	47	0	0	0	0	4	16
Surrey - Guildford	6	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	2	4
Surrey Total	63	96	0	0	0	0	8	27
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	21	0	141	0
Vancouver - Kitsilano	0	0	0	0	0	6	0	0
Vancouver - False Creek	0	0	0	0	57	133	0	147
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	6	0	0	0	0	0	12	23
Vancouver - Mt. Pleasant	0	0	0	0	3	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	2	1
Vancouver Total	6	0	0	0	81	139	155	172
West Vancouver	0	0	0	0	0	0	0	0
White Rock	3	0	0	0	0	3	1	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	182	155	0	0	330	407	202	319

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	0	0	0	18	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	72	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	122	60	0	0
Burnaby Total	0	0	0	0	211	225	0	0
Coquitlam	8	82	0	0	250	325	38	67
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	13	2	0	3
Delta - North	0	0	0	0	0	0	10	9
Delta	0	0	0	0	13	2	11	13
Langley City	6	0	0	0	0	0	0	0
Langley District	80	95	0	0	66	166	34	38
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	24	0	0	0	0	0	0
New Westminster	35	0	0	0	193	0	0	0
North Vancouver City	4	12	0	0	206	0	6	32
North Vancouver DM	0	24	0	0	0	24	12	5
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	40	18	0	0	94	30	70	7
Port Moody	0	23	0	0	0	0	0	0
Richmond	40	12	0	18	487	498	76	123
Surrey - South	108	68	0	0	218	0	3	20
Surrey - Cloverdale	75	112	0	0	0	0	8	10
Surrey - North	134	194	0	0	0	96	34	164
Surrey - Guildford	22	0	0	0	49	0	1	2
Surrey - Whalley	0	0	0	0	0	0	8	9
Surrey Total	339	374	0	0	267	96	54	205
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	510	156	141	0
Vancouver - Kitsilano	0	0	0	0	100	6	22	0
Vancouver - False Creek	0	0	0	0	57	133	0	147
Vancouver - Granville/Oak	4	9	0	0	0	0	0	2
Vancouver - Kerrisdale	0	0	0	0	0	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	5	5
Vancouver - Eastside	6	55	0	0	15	451	109	97
Vancouver - Mt. Pleasant	0	0	0	0	3	102	0	0
Vancouver - Strath/Grand	6	9	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	32	12
Vancouver Total	16	73	0	0	688	848	313	264
West Vancouver	0	0	0	0	6	0	141	0
White Rock	3	5	0	0	0	21	8	9
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	613	758	0	18	2,713	2,428	763	763

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market

April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	6	0	0	0	0	3	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	4	71	28	0	0	72	32
Burnaby - Central Park	0	1	0	0	0	0	0	1
Burnaby - Remainder	4	20	0	0	0	0	4	20
Burnaby Total	8	31	71	28	0	0	79	59
Coquitlam	30	41	4	8	11	19	45	68
Delta - Tsawwassen	3	7	0	2	0	0	3	9
Delta - Ladner	6	2	0	0	6	0	12	2
Delta - North	7	4	0	0	4	2	11	6
Delta	16	13	0	2	10	2	26	17
Langley City	0	0	0	0	0	0	0	0
Langley District	24	28	36	184	12	13	72	225
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	13	21	12	24	0	1	25	46
New Westminster	2	2	153	0	0	0	155	2
North Vancouver City	7	7	60	0	5	4	72	11
North Vancouver DM	11	2	0	24	7	1	18	27
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	3	1	23	0	0	1	26	2
Port Moody	0	2	0	0	0	0	0	2
Richmond	15	15	0	71	3	80	18	166
Surrey - South	14	31	30	15	0	6	44	52
Surrey - Cloverdale	4	10	14	34	4	4	22	48
Surrey - North	25	41	17	47	4	16	46	104
Surrey - Guildford	1	0	6	0	0	0	7	0
Surrey - Whalley	7	15	0	0	2	4	9	19
Surrey Total	51	97	67	96	10	30	128	223
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	21	0	141	0	162	0
Vancouver - Kitsilano	5	5	0	3	0	0	5	8
Vancouver - False Creek	1	0	57	133	0	147	58	280
Vancouver - Granville/Oak	2	1	0	0	0	1	2	2
Vancouver - Kerrisdale	2	0	0	0	0	0	2	0
Vancouver - Marpole	4	4	0	0	0	1	4	5
Vancouver - Eastside	20	45	6	0	24	41	50	86
Vancouver - Mt. Pleasant	2	6	3	0	0	0	5	6
Vancouver - Strath/Grand	0	0	0	0	1	0	1	0
Vancouver - Westside	19	4	0	0	8	4	27	8
Vancouver Total	55	65	87	136	174	194	316	395
West Vancouver	5	3	0	0	0	0	5	3
White Rock	2	5	3	3	1	3	6	11
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	244	335	516	576	233	348	993	1,259

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Belcarra													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Burnaby													
April 2014	0	0.0	1	2.4	7	17.1	23	56.1	10	24.4	41	1,238,000	1,276,551
April 2013	0	0.0	0	0.0	7	28.0	13	52.0	5	20.0	25	1,093,000	1,201,764
Year-to-date 2014	0	0.0	2	1.2	29	16.8	106	61.3	36	20.8	173	1,208,000	1,282,901
Year-to-date 2013	0	0.0	1	2.6	11	28.9	20	52.6	6	15.8	38	1,074,000	1,154,489
Coquitlam													
April 2014	0	0.0	0	0.0	23	85.2	4	14.8	0	0.0	27	880,000	926,503
April 2013	0	0.0	10	25.6	23	59.0	6	15.4	0	0.0	39	833,079	860,817
Year-to-date 2014	0	0.0	8	12.9	38	61.3	15	24.2	1	1.6	62	880,429	944,691
Year-to-date 2013	0	0.0	22	22.4	60	61.2	13	13.3	3	3.1	98	829,986	886,226
Delta													
April 2014	1	7.7	0	0.0	6	46.2	4	30.8	2	15.4	13	999,000	1,105,418
April 2013	0	0.0	0	0.0	4	33.3	8	66.7	0	0.0	12	1,012,019	1,029,825
Year-to-date 2014	1	3.6	3	10.7	13	46.4	8	28.6	3	10.7	28	935,833	1,047,082
Year-to-date 2013	0	0.0	3	8.8	15	44.1	16	47.1	0	0.0	34	962,000	989,256
Langley City													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
April 2014	4	16.0	12	48.0	7	28.0	1	4.0	1	4.0	25	675,234	767,432
April 2013	12	35.3	10	29.4	4	11.8	3	8.8	5	14.7	34	624,000	969,176
Year-to-date 2014	10	13.3	33	44.0	22	29.3	5	6.7	5	6.7	75	699,900	828,343
Year-to-date 2013	33	32.4	26	25.5	15	14.7	7	6.9	21	20.6	102	699,900	989,773

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
April 2014	10	55.6	7	38.9	0	0.0	1	5.6	0	0.0	18	563,315	605,180
April 2013	17	94.4	1	5.6	0	0.0	0	0.0	0	0.0	18	559,900	538,344
Year-to-date 2014	30	55.6	17	31.5	4	7.4	3	5.6	0	0.0	54	587,950	632,088
Year-to-date 2013	37	80.4	7	15.2	2	4.3	0	0.0	0	0.0	46	575,400	568,079
New Westminster													
April 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
April 2013	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	0.0	5	45.5	2	18.2	4	36.4	0	0.0	11	840,000	923,945
Year-to-date 2013	0	0.0	3	30.0	7	70.0	0	0.0	0	0.0	10	814,500	820,200
North Vancouver City													
April 2014	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
April 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	4.0	8	32.0	16	64.0	25	1,630,000	1,568,477
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
North Vancouver DM													
April 2014	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
April 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	25.0	21	75.0	28	1,812,500	1,878,625
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	20.0	12	80.0	15	1,740,000	1,956,511
Pitt Meadows													
April 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Port Coquitlam													
April 2014	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Year-to-date 2013	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Port Moody													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Richmond													
April 2014	1	3.0	0	0.0	5	15.2	17	51.5	10	30.3	33	1,240,000	1,325,388
April 2013	0	0.0	0	0.0	0	0.0	7	87.5	1	12.5	8	--	--
Year-to-date 2014	1	0.7	0	0.0	14	9.9	49	34.5	78	54.9	142	1,539,400	1,603,423
Year-to-date 2013	0	0.0	0	0.0	2	4.1	23	46.9	24	49.0	49	1,485,000	1,696,726

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2014	2	2.8	30	41.7	32	44.4	4	5.6	4	5.6	72	769,500	848,373
April 2013	14	14.9	37	39.4	34	36.2	5	5.3	4	4.3	94	729,450	805,808
Year-to-date 2014	22	8.0	112	40.6	102	37.0	27	9.8	13	4.7	276	765,678	847,453
Year-to-date 2013	50	17.4	106	36.8	101	35.1	15	5.2	16	5.6	288	736,650	842,398
University Endowment Lands													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Vancouver City													
April 2014	0	0.0	0	0.0	1	1.2	27	33.3	53	65.4	81	2,087,000	2,310,010
April 2013	0	0.0	0	0.0	1	2.7	17	45.9	19	51.4	37	1,600,000	2,228,391
Year-to-date 2014	0	0.0	4	1.0	9	2.3	95	24.1	287	72.7	395	2,300,000	2,569,690
Year-to-date 2013	0	0.0	0	0.0	6	4.3	49	35.3	84	60.4	139	1,868,000	2,177,167
West Vancouver													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	3,404,500	3,977,376
Year-to-date 2013	1	4.2	0	0.0	0	0.0	0	0.0	23	95.8	24	4,245,000	4,223,483
White Rock													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2013	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	1,591,500	1,689,610
Year-to-date 2013	0	0.0	0	0.0	0	0.0	13	81.3	3	18.8	16	1,299,000	1,517,313
Indian Reserves													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
April 2014	18	5.3	55	16.2	81	23.8	89	26.2	97	28.5	340	1,100,000	1,386,342
April 2013	44	15.2	61	21.1	78	27.0	65	22.5	41	14.2	289	849,000	1,127,830
Year-to-date 2014	66	4.9	193	14.4	255	19.0	335	24.9	495	36.8	1,344	1,231,500	1,595,336
Year-to-date 2013	125	14.3	168	19.2	224	25.5	164	18.7	196	22.3	877	878,900	1,262,103

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2014

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,276,551	1,201,764	6.2	1,282,901	1,154,489	11.1
Coquitlam	926,503	860,817	7.6	944,691	886,226	6.6
Delta	1,105,418	1,029,825	7.3	1,047,082	989,256	5.8
Langley City	--	--	n/a	--	--	n/a
Langley District	767,432	969,176	-20.8	828,343	989,773	-16.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	605,180	538,344	12.4	632,088	568,079	11.3
New Westminster	--	--	n/a	923,945	820,200	12.6
North Vancouver City	--	--	n/a	1,568,477	--	n/a
North Vancouver DM	--	--	n/a	1,878,625	1,956,511	-4.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	800,297	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,325,388	--	n/a	1,603,423	1,696,726	-5.5
Surrey Total	848,373	805,808	5.3	847,453	842,398	0.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,310,010	2,228,391	3.7	2,569,690	2,177,167	18.0
West Vancouver	--	--	n/a	3,977,376	4,223,483	-5.8
White Rock	--	--	n/a	1,689,610	1,517,313	11.4
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,386,342	1,127,830	22.9	1,595,336	1,262,103	26.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
April 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,618	6,118	4,956	52.8	801,171	8.3	795,975
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	YTD 2013	8,235	-17.1		21,341			751,524	-1.7	
	YTD 2014	10,161	23.4		21,921			814,873	8.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

April 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79		120.7	1,294	5.7	64.6	881
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**April 2014**

Abbotsford-Mission CMA¹	March 2014	April 2014
Trend ²	463	629
SAAR	146	1,229
	April 2013	April 2014
Actual		
April - Single-Detached	11	21
April - Multiples	1	82
April - Total	12	103
January to April - Single-Detached	55	64
January to April - Multiples	132	88
January to April - Total	187	152

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	18	0	0	0	0	79	3	3	103
April 2013	11	0	0	0	0	0	0	1	12
% Change	63.6	n/a	n/a	n/a	n/a	n/a	n/a	200.0	**
Year-to-date 2014	58	0	0	0	0	79	6	9	152
Year-to-date 2013	55	0	0	0	56	0	0	76	187
% Change	5.5	n/a	n/a	n/a	-100.0	n/a	n/a	-88.2	-18.7
UNDER CONSTRUCTION									
April 2014	131	0	0	0	61	271	13	120	596
April 2013	125	0	0	0	118	0	0	88	331
% Change	4.8	n/a	n/a	n/a	-48.3	n/a	n/a	36.4	80.1
COMPLETIONS									
April 2014	24	0	0	0	0	0	1	72	97
April 2013	12	0	0	0	10	0	2	0	24
% Change	100.0	n/a	n/a	n/a	-100.0	n/a	-50.0	n/a	**
Year-to-date 2014	63	0	0	0	6	0	6	142	217
Year-to-date 2013	62	0	0	0	21	0	3	37	123
% Change	1.6	n/a	n/a	n/a	-71.4	n/a	100.0	**	76.4
COMPLETED & NOT ABSORBED									
April 2014	51	0	0	0	70	0	n/a	n/a	121
April 2013	96	3	2	0	54	26	n/a	n/a	181
% Change	-46.9	-100.0	-100.0	n/a	29.6	-100.0	n/a	n/a	-33.1
ABSORBED									
April 2014	26	0	0	0	5	0	n/a	n/a	31
April 2013	21	0	2	0	7	2	n/a	n/a	32
% Change	23.8	n/a	-100.0	n/a	-28.6	-100.0	n/a	n/a	-3.1
Year-to-date 2014	79	1	0	0	22	10	n/a	n/a	112
Year-to-date 2013	82	1	4	0	10	3	n/a	n/a	100
% Change	-3.7	0.0	-100.0	n/a	120.0	**	n/a	n/a	12.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
April 2014	8	0	0	0	0	79	0	3	90
April 2013	8	0	0	0	0	0	0	1	9
Mission DM									
April 2014	10	0	0	0	0	0	3	0	13
April 2013	3	0	0	0	0	0	0	0	3
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2014	18	0	0	0	0	79	3	3	103
April 2013	11	0	0	0	0	0	0	1	12
UNDER CONSTRUCTION									
Abbotsford City									
April 2014	73	0	0	0	61	229	4	120	487
April 2013	90	0	0	0	118	0	0	88	296
Mission DM									
April 2014	58	0	0	0	0	42	9	0	109
April 2013	35	0	0	0	0	0	0	0	35
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2014	131	0	0	0	61	271	13	120	596
April 2013	125	0	0	0	118	0	0	88	331
COMPLETIONS									
Abbotsford City									
April 2014	16	0	0	0	0	0	1	72	89
April 2013	8	0	0	0	10	0	0	0	18
Mission DM									
April 2014	8	0	0	0	0	0	0	0	8
April 2013	4	0	0	0	0	0	2	0	6
Indian Reserves									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2014	24	0	0	0	0	0	1	72	97
April 2013	12	0	0	0	10	0	2	0	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2014	31	0	0	0	70	0	n/a	n/a	101
April 2013	68	0	2	0	54	26	n/a	n/a	150
Mission DM									
April 2014	20	0	0	0	0	0	n/a	n/a	20
April 2013	28	3	0	0	0	0	n/a	n/a	31
Indian Reserves									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2014	51	0	0	0	70	0	n/a	n/a	121
April 2013	96	3	2	0	54	26	n/a	n/a	181
ABSORBED									
Abbotsford City									
April 2014	17	0	0	0	5	0	n/a	n/a	22
April 2013	16	0	2	0	7	2	n/a	n/a	27
Mission DM									
April 2014	9	0	0	0	0	0	n/a	n/a	9
April 2013	5	0	0	0	0	0	n/a	n/a	5
Indian Reserves									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2014	26	0	0	0	5	0	n/a	n/a	31
April 2013	21	0	2	0	7	2	n/a	n/a	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of Abbotsford-Mission CMA
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type**April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Abbotsford City	8	8	0	0	0	0	82	1	90	9	**
Mission DM	13	3	0	0	0	0	0	0	13	3	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	21	11	0	0	0	0	82	1	103	12	**

Table 2.1: Starts by Submarket and by Dwelling Type**January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	31	39	0	0	0	56	88	76	119	171	-30.4
Mission DM	33	16	0	0	0	0	0	0	33	16	106.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	64	55	0	0	0	56	88	76	152	187	-18.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Abbotsford City	0	0	0	0	79	0	3	1
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	79	0	3	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	56	0	0	79	0	9	76
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	56	0	0	79	0	9	76

Table 2.4: Starts by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Abbotsford City	8	8	79	0	3	1	90	9
Mission DM	10	3	0	0	3	0	13	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	11	79	0	6	1	103	12

Table 2.5: Starts by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	31	39	79	56	9	76	119	171
Mission DM	27	16	0	0	6	0	33	16
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	58	55	79	56	15	76	152	187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type**April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Abbotsford City	17	8	0	0	0	10	72	0	89	18	**
Mission DM	8	6	0	0	0	0	0	0	8	6	33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	25	14	0	0	0	10	72	0	97	24	**

Table 3.1: Completions by Submarket and by Dwelling Type**January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	45	42	0	0	6	21	142	37	193	100	93.0
Mission DM	24	23	0	0	0	0	0	0	24	23	4.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	69	65	0	0	6	21	142	37	217	123	76.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Abbotsford City	0	10	0	0	0	0	72	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	10	0	0	0	0	72	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	6	21	0	0	0	0	142	37
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	6	21	0	0	0	0	142	37

Table 3.4: Completions by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Abbotsford City	16	8	0	10	73	0	89	18
Mission DM	8	4	0	0	0	2	8	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	24	12	0	10	73	2	97	24

Table 3.5: Completions by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	40	42	6	21	147	37	193	100
Mission DM	23	20	0	0	1	3	24	23
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	63	62	6	21	148	40	217	123

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2014	1	5.9	4	23.5	9	52.9	0	0.0	3	17.6	17	599,900	622,627
April 2013	1	6.3	8	50.0	4	25.0	3	18.8	0	0.0	16	541,950	549,060
Year-to-date 2014	1	2.0	8	16.0	25	50.0	5	10.0	11	22.0	50	615,900	639,955
Year-to-date 2013	5	8.6	14	24.1	26	44.8	9	15.5	4	6.9	58	602,900	606,115
Mission DM													
April 2014	4	44.4	3	33.3	2	22.2	0	0.0	0	0.0	9	--	--
April 2013	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	13	44.8	11	37.9	5	17.2	0	0.0	0	0.0	29	458,900	466,974
Year-to-date 2013	4	16.7	18	75.0	2	8.3	0	0.0	0	0.0	24	469,850	482,350
Indian Reserves													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
April 2014	5	19.2	7	26.9	11	42.3	0	0.0	3	11.5	26	559,950	572,039
April 2013	2	9.5	12	57.1	4	19.0	3	14.3	0	0.0	21	499,700	528,307
Year-to-date 2014	14	17.7	19	24.1	30	38.0	5	6.3	11	13.9	79	565,900	576,456
Year-to-date 2013	9	11.0	32	39.0	28	34.1	9	11.0	4	4.9	82	554,530	569,891

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**April 2014**

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	622,627	549,060	13.4	639,955	606,115	5.6
Mission DM	—	—	n/a	466,974	482,350	-3.2
Indian Reserves	—	—	n/a	—	—	n/a
Abbotsford-Mission CMA	572,039	528,307	8.3	576,456	569,891	1.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,171	2,877	2,216	52.8	504,550	1.8	490,655
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	YTD 2013	3,758	-18.8		9,706			477,109	-2.5	
	YTD 2014	4,364	16.1		10,128			507,427	6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators

April 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79		119.0	93	7.8	67.7	805
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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